

Modification Findings

Issue Paper E

Variances and/or modifications could be approved based on the following findings:

[illegible]

| | | | | | | | | | | | |
|--|---|--|---|--|--|--|--|--|---|---|---|
| Front Yard | | | | | | | | | | | |
| Front Yard Setback - up to 25% reduction of the dimensional standards required | | | | | | | | | | X | X |
| That the character and scale of the existing single family house is substantially preserved | | | | | | | | | X | | |
| Will not be detrimental or injurious to the property or improvements in the general vicinity in which the property is located. | | | | | | | | | X | | |
| Would not impair the integrity and character of the district in which it is to be located. | | | | | | | | | X | | |
| The subject site is physically suitable for the proposed yard modification. | | | | | | | | | X | | |
| There will be adequate provisions for public access to serve the subject yard modification proposal. | | | | | | | | | X | | |
| | | | | | | | | | | | |
| Fence, Screen, Wall and Hedge Height | | | | | | | | | | | |
| Secure an appropriate improvement on the lot | X | | | | | | | | | | |
| Consistent with public safety and the appearance and character of the neighborhood | | | X | | | | | | | | |
| | | | | | | | | | | | |
| Height limitations to protect and enhance solar access | | | | | | | | | | | |
| To prevent an unreasonable restriction | X | | | | | | | | | | |
| | | | | | | | | | | | |
| Building Height Limitation | | | | | | | | | | | |
| Improvements increase neither the height nor the floor area of any portion of the building | X | | | | | | | | | | |
| | | | | | | | | | | | |
| Patio cover and accessory structure regulations | | | | | | | | | | | |
| May not be used as a carport, garage, or habitable room, or for storage | | | X | | | | | | | | |
| Average Distance - Multiplying the length of the various segments of the appropriate side of the building by side property line and their corresponding distances from the dividing the sum of the products by the total length of the building | | | | | | | | | | | |

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